



Design Review Board
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DESIGN REVIEW BOARD (DRB)

***** MEETING NOTICE AND AGENDA *****

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the **Design Review Board (DRB)** and to the general public that the Board will hold the following meeting which will be open to the public on:

Friday, February 1, 2019, 7:30 AM
Public Works Building, Third Floor North Conference Room
201 North Stone Avenue, Tucson, Arizona 85726

For wheelchair accommodations, materials in accessible formats, and/or materials in a language other than English, please contact Carolyn Laurie at (520) 837-4953, carolyn.laurie@tucsonaz.gov, or María Gayosso at (520) 837-6972, maria.gayosso@tucsonaz.gov, or (520) 791-2639 for TDD, no later than Wednesday January 30, 2019.

Para solicitar acomodamiento de sillas de ruedas, materiales en formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, maria.gayosso@tucsonaz.gov, a más tardar el Miércoles 30 de Enero de 2019.

AGENDA

1. Call to Order / Roll Call

Mike Anglin (Chair)
David Marhefka (Vice Chair)
Savannah McDonald
Nathan Kappler

2. Chair & Co-Chair Elections – Action Item

The Design Review Board (DRB) shall elect a Chair and Vice Chair from among its regular members. The terms of the Chair and Vice Chair are one year, which shall commence in February of each year. Should both the Chair and Vice Chair be absent from a meeting, an interim Chair shall be voted upon by those members attending (*Unified Development Code [UDC] Section 2.2.6.B.1*).

3. Review and Approval of the 10/19/2018 Legal Action Report – Action Item

4. Call to the Audience

**5. Case # DRB-19-01, Sit! Stay! Play!, 302 South Plummer Avenue, I-1 Zoning
Associated Board of Adjustment Case # C10-19-07 (T19SA00035)**

The Applicant's Request:

The applicant is proposing a new Animal Services land use (dog daycare) on a 22,600 square-foot developed property. The existing 3,000 sq.ft. building will be renovated, and the south building will be replaced with a new 4,000 sq.ft. metal structure.

To preserve a large outdoor play area on site, the applicant is requesting the DRB to recommend for approval the following street landscape buffer-yard/screening modifications, reductions, and deletions:

- a) Along Plumer Avenue, delete the required 10'0" streetscape, and maintain the existing planters;
- b) Along 13th Street, reduce the width of the required 10'0" streetscape to 8'0", reduce the length of the streetscape from 83'-0" to 43'-0", and add a new planter; and
- c) Increase the screen perimeter wall height from 5'0" to 8'0".

In addition to the landscape and screening variances, the applicant will also request from the Board of Adjustment variances for parking, refuse collection access, pedestrian access, and building setbacks. The complete application can be viewed online:

<https://www.tucsonaz.gov/pro/pdsd/permitdetail/T19SA00035/129042440>

The DRB's Purview:

In accordance with UDC Sections 2.2.6.B.6, 2.2.6.C.5, 3.10.3.J, and 7.6.9.D, the DRB reviews and forwards a recommendation to the Board of Adjustment (B/A), all requests for variances from *UDC Section 7.6, Landscaping and Screening Standards*. In addition, the DRB may make any recommendation that would assist in mitigating any negative impacts, which might occur should the request be granted. The DRB may make a recommendation before the closure of this meeting or continue it to a specific date, time, and place provided the continuance is not for more than 120 days.

Applicants Presentation:

Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION AND RECOMMENDS TO THE BOARD OF ADJUSTMENT (B/A) (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN THE APPLICATION AND DURING THE PRESENTATION FOR THE FOLLOWING ITEMS: STREET LANDSCAPE BUFFER-YARD/SCREENING MODIFICATIONS, REDUCTIONS, AND DELETIONS; AND SUBJECT TO THE FOLLOWING CONDITION (S)

**6. Case # DRB-19-03, Entrada at Rita Ranch, 9360 East Valencia Road, C-2 Zoning
Associated Development Design Option Case # DDO-19-08 (T19SA00032)**

The Applicant's Request:

The applicant is proposing a new Multifamily Residential land use on 17.16 acres of vacant land, with a

total of 312 apartments.

To enhance the safety, aesthetics and maintenance, the applicant is requesting the DRB to recommend for approval the following street landscape buffer-yard/screening modifications, reductions, and deletions:

- a) Along the east and south property lines, installation of a 6-foot high wrought iron fence, with 6-foot high masonry columns every 60-70 feet, in lieu of a 5-foot high masonry wall;
- b) At the southeast property, installation of an 8-foot high masonry wall with no 10-foot setback, in lieu of a 5-foot high masonry wall; and
- c) Along the south property line, installation of a vegetative screen and trees, and increase tree size to 24 and 36 inches.

The complete application can be viewed online here:

<https://www.tucsonaz.gov/pro/pdsd/permitdetail/T19SA00032/141390230>

The DRB's Purview:

In accordance with UDC Sections 3.11.1.B.3 and 3.11.1.C, the DRB reviews and forwards a recommendation to the Planning and Development Services (PDS) Director all Design Development Option (DDO) requests for landscape and screening modifications from *UDC Section 7.6, Landscaping and Screening Standards*, when the modification does not decrease the required area in square footage of landscaping or height of a screening feature.

Applicant's Presentation:

MOTION: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION AND RECOMMENDS TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN THE APPLICATION AND DURING THE PRESENTATION FOR THE FOLLOWING ITEMS: STREET LANDSCAPE BUFFER-YARD/SCREENING MODIFICATIONS, REDUCTIONS, AND DELETIONS; AND SUBJECT TO THE FOLLOWING CONDITION (S)

7. Case # DRB-19-04, Babylon Market, 3954 East Speedway Boulevard, C-1 Zoning Associated Board of Adjustment Case # C-10019-05 (T19SA00034)

The Applicant's Request:

The applicant is seeking to bring into compliance new storage units and awnings that have been installed on the west side of the existing grocery store.

Due to the current site constraints, the applicant is requesting the DRB to recommend for approval the following street landscape buffer-yard/screening modifications, reductions, and deletions:

- a) Along Speedway Boulevard, reduction of the width of required 10'0" streetscape to 3'2";
- b) Along Longfellow Avenue, elimination of the required 10'0" streetscape, and adding landscaping at the southeast corner of the site, on the right-of-way.

The complete application can be viewed online here:

<https://www.tucsonaz.gov/pro/pdsd/permitdetail/T19SA00034/12605009B>

The DRB's Purview:

In accordance with UDC Sections 2.2.6.B.6, 2.2.6.C.5, 3.10.3.J, and 7.6.9.D, the DRB reviews and forwards a recommendation to the Board of Adjustment (B/A), all requests for variances from *UDC Section 7.6, Landscaping and Screening Standards*. In addition, the DRB may make any recommendation that would assist in mitigating any negative impacts, which might occur should the request be granted. The DRB may make a recommendation before the closure of this meeting or continue it to a specific date, time, and place provided the continuance is not for more than 120 days.

Applicant's Presentation:

Motion: THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE PROPOSED DESIGN DEVELOPMENT OPTION AND RECOMMENDS TO The Board of Adjustment (B/A) (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE CRITERIA ESTABLISHED IN THE APPLICATION AND DURING THE PRESENTATION FOR THE FOLLOWING ITEMS: street landscape buffer-yard/screening modifications, reductions, and deletions; AND SUBJECT TO THE FOLLOWING CONDITION (S)

8. Adjournment.

ATTACHMENT A: DDO FOR LANDSCAPE & SCREENING SUBSTITUTIONS

UDC SECTION 3.11.1.C For landscaping and screening modification requests as provided in Section 3.11.1.B.3, the Design Review Board shall review the request and make a recommendation prior to a decision by the PDSD Director.

SECTION 3.11.1.D.1 “GENERAL FINDINGS FOR DDO”

For all modification requests, the PDSD Director may approve a DDO request only if the request meets all of the following findings:

- a. Is not a request previously denied as a variance;
- b. Does not modify a conditional requirement or finding to determine whether the use should be allowed in the zone;
- c. Is not to a condition of approval for a rezoning or Special Exception Land Use application;
- d. Does not modify a requirement of an overlay zone, such as, but not limited to, Scenic Corridor, Environmental Resource, Major Streets and Routes Setback, or Airport Environs;
- e. Does not result in deletion or waiver of a UDC requirement;
- f. The modification applies to property that cannot be developed in conformity with the provisions of this Chapter due to physical circumstances or conditions of the property, such as irregular shape, narrowness of lot, exceptional topographic conditions, or location.
- g. Does not create a situation where proposed development substantially reduces the amount of privacy that would be enjoyed by nearby residents any more than would be available if the development was built without the modification;
- h. Does not create a situation where proposed development will block visibility within the required visibility triangle on adjoining streets for either vehicular or pedestrian traffic;
- i. Does not create a situation where the proposed development will cause objectionable noise, odors, trespass lighting, or similar adverse impacts adjacent properties or development; and
- j. Does not create a situation where the development will result in an increase in the number of residential dwelling units or the square footage of nonresidential buildings greater than would occur if the development was built without the modification.

SECTION 3.11.1.D.3 “SPECIFIC FINDING FOR SCREENING MODIFICATION REQUESTS”

For screening modifications, in addition to the findings in Section 3.11.1.D.1, the PDSD Director shall make a finding that the modification does not lower the height of a required screening device to a point where it does not accomplish its purpose.